

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH AND HOUSING COMMITTEE

Agenda Item No 11

meeting date: 8 NOVEMBER 2018
 title: CAPITAL PROGRAMME REVIEW AND NEW BIDS
 submitted by: DIRECTOR OF RESOURCES
 principal author: ANDREW COOK

1 PURPOSE

- 1.1 To recommend the proposed future five-year capital programme (2019/20 to 2023/24) for this Committee.

2 BACKGROUND

- 2.1 This report will review the schemes that were approved in the capital programme in March 2018, for the financial years 2019/20 to 2022/23. Also, new bids received from Heads of Service for the year 2023/24 are presented for consideration. No bids have previously been requested for 2023/24.

- 2.2 In the same manner as previous years, all Heads of Service were asked to submit new capital bids.

3 REVIEW OF THE CAPITAL PROGRAMME 2019/20 TO 2022/23

- 3.1 For Health and Housing Committee there were originally four schemes that were already approved for 2019/20 to 2022/23, totalling £1,415,000.

- 3.2 The Head of Regeneration and Housing has submitted updated bids to increase the value of the Disabled Facilities Grants schemes already included in the capital programme for each of the four years 2019/20 to 2022/23 by a further £23,000 to £320,000 (see BID 1 in Annex 1). The increase, totalling £92,000, is based on the current year's funding from Central Government.

- 3.3 The previously approved capital programme and the impact of the proposed amendments, to reflect the updated bids for Disabled Facilities Grants identified in this review, are shown in the table below.

Health and Housing Committee Schemes	2019/20 £	2020/21 £	2021/22 £	2022/23 £	TOTAL £
Disabled Facilities Grants <i>(Indicative: Scheme value to be adjusted to match actual in-year funding received)</i>	297,000	297,000	297,000	297,000	1,188,000
Landlord/Tenant Grants	50,000	50,000	50,000	50,000	200,000
Replacement of Pest Control Van (PK13 FJP)		13,500			13,500
Replacement of Dog Warden Van (PE64 EYC)			13,500		13,500
Previously Approved Capital Programme	347,000	360,500	360,500	347,000	1,415,000
BID 1: Disabled Facilities Grants – Updated bid (Annex 1)	23,000	23,000	23,000	23,000	92,000
Amended Capital Programme (subject to approval)	370,000	383,500	383,500	370,000	1,507,000

3.4 Please note, the Disabled Facilities Grants scheme is fully funded by Central Government and is set at a level equal to the Central Government grant received for this purpose at the time of setting the budget. Should the Central Government allocation in any of the above years be higher or lower than that shown above, then the scheme budget will be adjusted accordingly. No other scheme has any associated external funding.

4 NEW CAPITAL BIDS FOR THE PERIOD 2023/24

4.1 Heads of Service were also asked to put forward new bids for 2023/24. For this Committee, four bids have been submitted, as shown in the table below.

Health and Housing Committee Schemes	2023/24 £
BID 1: Disabled Facilities Grants	320,000
BID 2: Landlord/Tenant Grants	50,000
BID 3: Drainage to new section of Clitheroe Cemetery <i>Requested that this be considered for 2019/20 at £63,500</i>	68,700
BID 4: Joiners Arms Roof Renewal	43,900
Total of New Bids Submitted for 2023/24	482,600

4.2 Further details of the scheme bids are shown in Annex 1.

4.3 There will likely be Central Government funding towards the Disabled Facilities Grants scheme, as has been the case in past years.

4.4 BID 3: Drainage to new section of Clitheroe Cemetery is included in the above table at the value of the scheme in 2023/24. The Head of Environmental Health Services has requested that this scheme is approved to be brought forward and included in the 2019/20 capital programme. If this happens the budget for the scheme in 2019/20 will reduce to £63,500, the difference being anticipated price increases.

4.5 Committee should therefore consider the new scheme bids. Members are also asked to put forward any capital bid suggestions and amendments that they may wish to make at this stage.

4.6 Please note that other committees will be receiving similar reports for the new scheme bids. Bids from all committees will finally be considered alongside each other by the Budget Working Group and Policy and Finance Committee.

5 APPROVED SCHEMES AND CAPITAL PROGRAMME BIDS FOR 2019/20 TO 2023/24

5.1 The table below provides a summary of the financial impact of currently approved capital programme schemes and also those bids that have been received from Heads of Service for 2019/20 to 2023/24 (subject to approval).

2019/20 £	2020/21 £	2021/22 £	2022/23 £	2023/24 £	TOTAL £
370,000	383,500	383,500	370,000	482,600	1,989,600

6 RISK ASSESSMENT

6.1 The approval of this report may have the following implications:

- Resources – The **new bids** and **updated bids** that have been submitted for this Committee would require funding of £162,600 from Council resources, with the balance of £412,000 being identified as funded by Central Government for Disabled Facilities Grants.
- Technical, Environmental and Legal – None.
- Political – None.
- Reputation – Sound financial planning for known capital commitments safeguards the reputation of the Council.
- Equality and Diversity – Equality and Diversity issues are examined as part of the capital bid appraisal process.

7 CONCLUSION

7.1 There are currently four schemes in the proposed capital programme for the period 2019/20 to 2022/23 for this Committee, totalling £1,507,000. This includes £92,000 of updated bids submitted by Heads of Service.

7.2 There have been four new capital scheme bids for 2023/24, totalling £482,600.

7.3 The Disabled Facilities Grants scheme would likely be fully funded by Central Government and has been included at an indicative value of £320,000 per annum. The final Disabled Facilities Grants scheme budget will be set to match the actual Central Government grant funding received each year.

8 RECOMMENDED THAT COMMITTEE

8.1 Consider the proposed five-year capital programme for 2019/20 to 2023/24 above and agree any amendments they wish to make.

8.2 Recommend to Policy and Finance Committee a future five-year capital programme for this Committee's services.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

HH11-18/AC/AC
23 October 2018

For further background information please ask for Andrew Cook.
BACKGROUND PAPERS – None

Health and Housing Committee
Updated Capital Bids 2019/20 to 2022/23 and New Capital Bids
2023/24

BID 1:	Disabled Facilities Grants
Service Area:	Housing
Submitted by:	Colin Hirst

Brief Description of the Scheme:

The scheme provides grant aid to adapt homes so elderly and disabled occupants can remain in their own home. The grants can provide for minor adaptation, for example the installation of a stair lift, up to the provision of a bathroom and bedroom extension.

NOTE - This bid includes a new bid of £320,000 for 2023/24, but also an uplift of the capital scheme value of £23,000 to £320,000 for the Disabled Facilities Grants schemes already included in the capital programme for each of the four years 2019/20 to 2022/23. The uplift is based on the current year's funding from Central Government. The values are indicative only and the actual scheme budget for each year will be set to match the actual government grant funding received in each year. Notification of the 2019/20 funding allocation is expected between March and May 2019.

Revenue Implications:

Administration fees are paid to the Council for any individual Disabled Facilities Grants scheme that the Council administers. The actual administration fee income varies each year, dependent on the number and value of schemes completed in-year.

Timescale for Completion:

The Disabled Facilities Grants budget operates throughout the financial year.

Any Risks to Completion:

The population age of Ribble Valley occupants is increasing and therefore demand for the service will continue, but with finite resources.

The scheme is dependent on the level of funding awarded by the Government.

Capital Cost:

	2019/20	2020/21	2021/22	2022/23	2023/24
	£	£	£	£	£
Grant payments	320,000	320,000	320,000	320,000	320,000

Please Note: The values above are indicative only and the final scheme budget will be set to match the actual government grant funding received each year.

Health and Housing Committee
Updated Capital Bids 2019/20 to 2022/23 and New Capital Bids
2023/24

BID 2: Landlord/Tenant Grants

Service Area: Housing

Submitted by: Colin Hirst

Brief Description of the Scheme:

The scheme match funds a landlord's investment in a property in return for an affordable rental property. Conditions of the grant are nomination rights and a set rent level in line with LHA. The scheme is crucial for move-on accommodation for families in temporary accommodation as the social housing waiting list is so long. The scheme is also used to bring empty properties back into use.

Revenue Implications:

Administration fees are paid to the Council for any individual Landlord/Tenant Grants scheme that the Council administers. The actual administration fee income varies each year, dependent on the number and value of schemes completed in-year.

Timescale for Completion:

The Landlord/Tenant Grants budget operates throughout the financial year.

Any Risks to Completion:

Potential for over demand for the scheme.

Capital Cost:

2023/24	
£	
Grant payments	50,000

Health and Housing Committee
Updated Capital Bids 2019/20 to 2022/23 and New Capital Bids
2023/24

BID 3:	Drainage to new section of Clitheroe Cemetery
Service Area:	Clitheroe Cemetery
Submitted by:	Heather Barton

Brief Description of the Scheme:

It is requested that this capital bid be considered for 2019/20.

NOTE - The costings have been shown at 2023/24 levels but will reduce to £63,500 if included in the 2019/20 capital programme.

Over the last 12 months it has been recognised that there is a serious drainage problem within the new section of the cemetery. This has led to a large amount of arboricultural decay (trees rotting from the high volume of water that is saturating the land), flooding of the road within the cemetery and increased maintenance within this specific area. The Council has received complaints over the last 12 months about the site becoming a "mud bath" as a result of poor and insufficient drainage. There is a requirement by law that pollution is kept within a minimum to ground water from cemeteries. Although at the moment ground water pollution will be minimal it is highly likely that contamination risks may occur. To date over £500 has been spent on replacing trees within this area. It has also been noted that ashes plots are swimming with water and some have sunk by a few inches.

It is proposed that a new drainage system is formed using the existing drains and installing simpler, practical surface drains that provide more efficient and effective drainage and water stress management and therefore increasing the quality of the burial plots. This drainage work will also provide the correct infrastructure to allow the development of the untouched part of the new cemetery which is uneconomically viable in its current state.

Revenue Implications:

Replacement Trees reduced cost, -£500 per annum.

Maintenance time input to flooded area reduced cost, -£500 per annum.

Timescale for Completion:

Approximately 4 weeks.

Any Risks to Completion:

The risks to completion are minimal in respect of the potential loss of income that could occur if this area is not drained. The area could then be used for either commemorative trees or for burial plots or a mixture of both.

Capital Cost:

	2023/24 £
Contractors	62,700
Internal Staff Time	6,000
Total Capital Cost	68,700

Health and Housing Committee
Updated Capital Bids 2019/20 to 2022/23 and New Capital Bids
2023/24

BID 4:	Joiners Arms Roof Renewal
Service Area:	Joiners Arms (Homelessness Unit)
Submitted by:	Adrian Harper

Brief Description of the Scheme:

The existing roof coverings on the property (main & extension roofs) have reached the end of their expected life span, the roof felt has become brittle and perished in places and there are significant numbers of visibly broken tiles. It is anticipated that the majority of the roof tiles are degraded and brittle beyond repair. The chimneys and associated flashings and mortar flaunching etc. are in need of repair work, as are the rainwater goods. Replacement of the roof covering will require installation of additional insulation in the roof between the rafters to comply with Building Regulations. The property is a Grade II Listed Building, this scheme proposes to remove and replace the existing roof covering to ensure the fabric of the building is protected from further water ingress and the property is fit-for-purpose in-line with the Council's policies. The existing covering will be removed and replaced with Blue Slate as per the requirements of RVBC's Planning department.

Revenue Implications:

Lost rent income implications, only if any of the flats become uninhabitable, but work should be scheduled without the need to close any of the rooms during the scheme.

Timescale for Completion:

It is anticipated that the works will take 6-8 weeks to fully complete.

Any Risks to Completion:

Adverse/inclement weather conditions, so schedule work in summer.

Capital Cost:

	2023/24 £
Contractors	43,000
Internal Staff Time	700
Planning Fees / Building Regulations	200
Total Capital Cost	43,900